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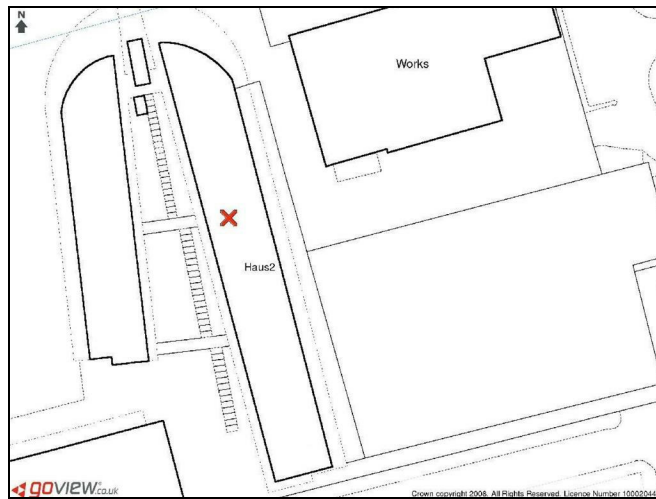
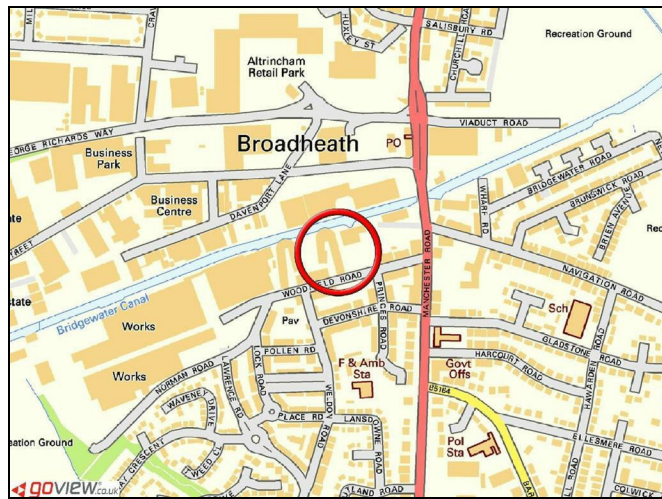


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the Town Centre past the railway station and over the next set of main traffic lights into Barrington Road. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road and the Development will be found on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

2366 Budenberg, Haus 2 Woodfield Road, Altrincham, Cheshire, WA14 4RB



A SUPERB APARTMENT WITHIN THE STRIKING BUDENBERG DEVELOPMENT WITH BALCONY OVERLOOKING THE COMMUNAL GARDENS AND UNDERCROFT PARKING. 639sqft.

Entrance. Hall. Living and Dining Room with Balcony off. Two Bedrooms. Two Baths/Showers. Communal Gardens. No Chain.

£200,000

in detail



A 'Foster and Partners' designed First Floor Apartment within the striking Budenberg Haus Projekte Apartment Development by Urban Splash and superbly appointed throughout.



Design features include, a 12' high concave ceiling and full height windows within the open plan Living and Dining space; an impressive 17' West facing Balcony with Garden views, a custom built Italian design Kitchen with appliances and a Bathroom with branded fittings and low voltage halogen lighting.

Externally, all residents enjoy the use of the fabulous Communal Gardens, which provide sitting areas and undulating lawns bordering on to the canal.

Parking is provided by secure underground Garaging with two access points and One Reserved Parking Space serving this Apartment.

Conveniently Navigation Road Metrolink Station is with walking distance, as is Altrincham Town Centre, the facilities, the popular Market Quarter and the open space of John Leigh Park.

Comprising:

Communal Pedestrian Entrance with entry phone system leading to tiered staircases with open walkways giving access to the different levels serving the apartments in addition to the elevator tower also rising to every level.

From the open walkway at First Floor Level an Entrance door provides direct access in to the Apartment to an Upper Level Entrance Vestibule. This features a glass balustrade staircase with rising ceiling height above to the Lower Level.

Hall with oak flooring, cupboard housing the washer dryer and doors giving access to the Living and Bedroom accommodation.

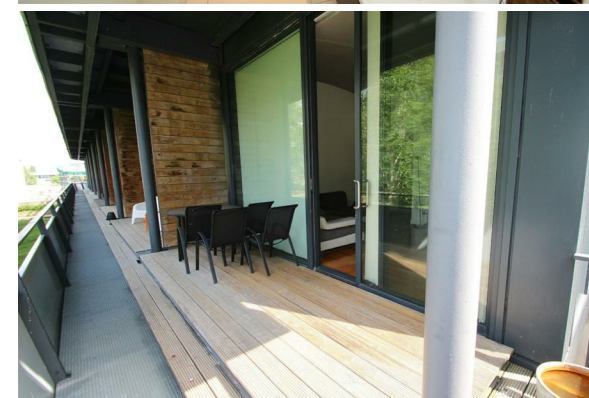
Lounge/Dining Room with oak flooring and a 12' high vaulted, curved concrete ceiling.

There are full height windows to the length of one wall with a glazed sliding door giving access to the delightful 17' West facing Balcony with timber decked base and ample space for a table and chairs and Garden Green views.

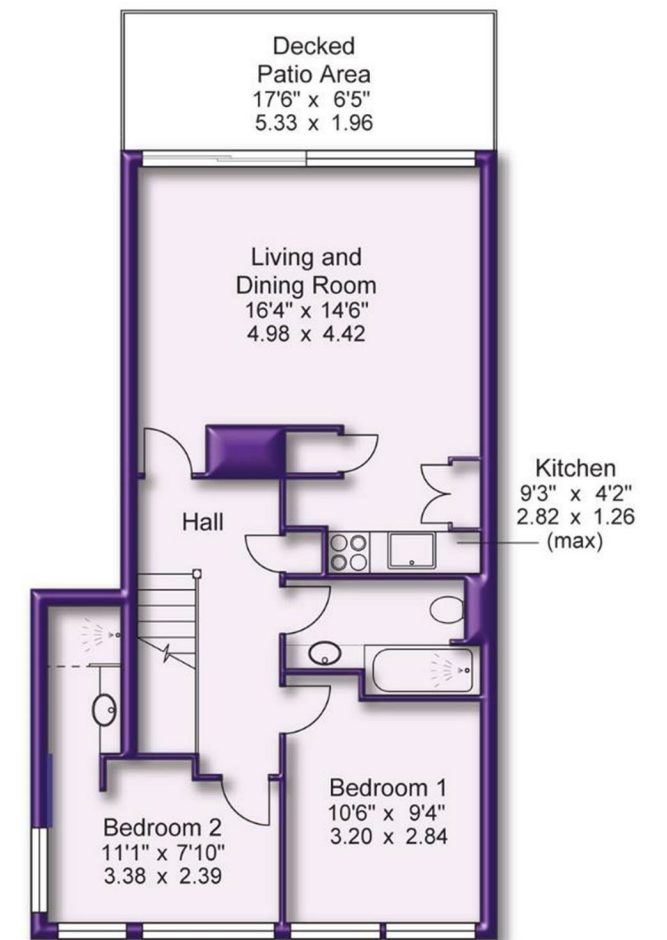
The Kitchen is open plan to Lounge/Dining Room and is appointed with a range of Italian design units with integrated four ring hob, stainless steel oven and grill, slimline dishwasher, and a stainless steel finish tall fridge freezer unit.

There are Two Double Bedrooms and Two stylish Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Overall, a striking apartment within a ground breaking development.



Approx Gross Floor Area = 639 Sq. Feet
= 59.3 Sq. Metres



First Floor

